

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP**

**August 12, 2008 Draft Minutes  
(To be approved August 26, 2008)**

**RECEIVED**  
AUG 18 2008  
San Diego County  
DEPT. OF PLANNING & LAND USE

1. **Call to Order Dan Neirinckx**, Chair, called the meeting to order at 7:31 p.m.
2. **Roll Call: Present:** Dan Neirinckx, Dan Kjonogaard, Linda Ivy, Janet Mulder, Judy Bohlen, Randy White, Richard Wright, James Talbot, Steve Wragg, Martin Muschinske, Earl Katzer, and Wythe Davis.  
  
**Excused:** Frank Hewitt and Janice Grace.  
  
**Absent:** Krishna Toolsie.
3. **Motion to approve the Minutes for July 22 and Agenda for August 12, 2008. Motion passed unanimously with no discussion.**
4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes**
  - a. Janet announced that according to the Registrar of Voters, Dan Neirinckx, James Talbot, Linda Ivy, Frank Hewitt, Richard Wright, Earl Katzer, Martin Muschinske, and Steve Wragg were the only ones who filed and since they were all incumbents, they will be re-appointed by the Board of Supervisors and there will be no election for the JDCPG. The same scenario occurs with the JDUSD as the two incumbents were the only ones who pulled papers to run for election, there will be no formal election and the Registrar of Voters will declare Chris McAdams and Janet Mulder elected. .
  - b. **No further comments from members of the Planning Group or audience.**
5. **Jamul Indian Village Casino Status Report and Recommendation - no report**
6. **Sunrise Powerlink Update – Dan Kjonogaard – All written comments are due August 25. Our JDCPG comments are included in the file so Dan sees no reason to restate our position. We have stated our position in opposition twice and Dan voiced our opinions at the last Campo Public comment meeting, therefore no further action is needed.**
7. **SDG&E Proposed Substation Report – Linda Ivy pointed out that Don Parent and Joe Zuhlof met with Dianne Jacob, Dan Neirinckx, Janet Mulder and Linda Ivy to discuss the lack of communication with SDG&E regarding their proposed substation. They are here this evening to get public input. The projected date for the substation to be in use would be around 2012 or thereabouts, and they feel that the need for additional lines is there for our community. They asked to have a sub-committee appointed to go over the plans, problems, and concerns on a regular basis. The sites they looked at included about 7 in our planning area, and they purchased the corner of Maxfield and Proctor Valley Road (December, 2006) to site the project there. James Talbot asked if they are firm on the project site and he was told that it would be difficult to change at this point. Janet Mulder pointed out that at the meeting with Dianne Jacob she told us that representatives from SDG&E met with her and asked her opinion**

as to a possible location. She told them at that time that she questioned the need for the substation, and if they felt it was absolutely necessary, she would strongly suggest that it be located outside the town center and recommended that they meet with the JDCPG for direction. **Judy Bohlen** asked them to tell us why they have to change from Jamacha, what the load demand is, and why it is necessary to build one here. **Randy White** reminded us that they had proposed a transmission line coming up SR94, and we had asked to have it undergrounded. **Joe Zuhlof** said that in setting the location, they have some problems with the preserve along SR 94 (it would be difficult to get easements through there for poles and lines) and are looking at coming up the backside through Proctor Valley, possibly via the expired SPA (Hidden Valley Estates). The planning and routing studies are in process at this time, and they propose to use steel poles where it is possible to use them, as they would not burn in a fire. **Randy White** asked if they were planning to underground the lines the whole route as that is what our community plan designates and what we discussed at previous meetings. **Joe Zuhlof** stated that they would not be able to do total undergrounding due to cost. **Don Parent** pointed out that the cost of undergrounding the lines would be 10 – 15 times the cost of overhead lines. They would underground the lines both in and out of the substation, which would be designed to be low profile. The poles coming out of Steele Canyon are much larger than these would be for this project. **Joe Zuhlof** pointed out that this substation would have a masonry wall with landscaping outside, screening the facility. They showed us photographs of existing substations with immature landscaping, and said they would plan to do more here. **Judy Bohlen** pointed out that they told us two years ago that the Jamacha Substation needs to have more power. Her question was why we need to have such a huge increase in capacity and was that to better serve Rancho San Diego? **Dan Kjongegaard** asked how does the photograph from Valley Center differ from one that SDG& E would put in Rancho Santa Fe? He is concerned about the natural drainage of the property purchased onto the land, which might cause the building to need to be built on a box culvert or the like. **Joe Zuhlof** said that they would probably handle the natural drainage another way. **Dan Kjongegaard** asked about the 100-year flood plain requirements. **Judy Bohlen** stated that the photo sims do not show power lines at all, which are the ugly part of the substation, so it is difficult to determine what the area would actually look like. **Joe Zuhlof** said that the one at Valley Center has the lines undergrounded for quite a ways, and that transmission lines are not required to be undergrounded. **Don Parent** stated that the cable pull would not be close to the property. **James Talbot** stated that he does not have the history to understand why they chose this location as it is downtown Jamul in the residential area. **Joe Zuhlof** stated that a load center map was calculated and found that the best place to locate would be Highway 94 and Lyons Valley Road. They looked at several sites and found this property ranked very high in the criteria they looked at and met the needs including being centrally located. **James Talbot** asked about a feasibility study on the sites they looked at it as he is having a hard time understanding their decision. **Joe Zuhlof** said he would bring a copy of the feasibility study to the sub-committee. **Steve Wragg** said that they had buried the KVC lines before, and that they needed to get permission from the PUC to do it this time as that would be adhering to our Community Plan. **Joe Zuhlof** stated that the SDG&E will work with the local community and submit their document (proponent's environmental assessment) and then the PUC will evaluate and make findings as to the environmental impacts. If they find the impacts are non-significant then the project will go forward as a negative dec with input from the JDCPG. If they find the impacts are significant then a more formal public CEQA type process is done by the PUC. **Steve Wragg** asked that SDG&E be sure to realize that

the JDCPG feels that the lines above ground would be a violation of the community plan and against the community character, and that we challenge them to investigate their ability to underground the utilities. Questions also need to be answered regarding Sandag's figures as to whether or not they included a casino in their projections? Could they serve a casino if one was built and the answer was yes. **Don Parent** stated that if the casino is built, they by law must serve the casino. **Richard Wright** asked on the site compatibility model, how much weight did you assign to the fact that the surrounding area is primarily residential? The second problem he sees is that their drawings look like a penitentiary, and would appreciate the ability to give more input from us to them. He asked if they had thought about undergrounding existing lines to reduce the blight by using the off site undergrounding as offsetting mitigation for their project. **Dave Buller, Proctor Valley Road resident**, suggested that SDG&E put the cart before the horse when they purchased the property without listening to community input. They should have difficulty justifying such a high price for 3.7 acres in our area, especially without community input. There are lots of other less expensive site possibilities including making the Japatul Valley proposed substation work for us. **Penny Etienire, resident**, asked about the placement of the lines, especially how many of them would be underground and also how long the lines will be and where located. **Mike Sisson, Vista Diego Rd**, questioned why the gentlemen from SDG&E were not more prepared to answer the community's questions. He questioned the size of the facility and the 60 MVA as being necessary at all. He suggested that all comments be taken into consideration in the environmental document that is presented to the PUC who will eventually review the document. **Peter Shenias, Vista del Piedro**, asked when SDG&E would be answering the questions that have been given to them. He was told to come to the sub-committee meeting and that the sub-committee's report would be given at the next regular meeting. **Marcia Spurgeon, Honey Springs Rd**, pointed out that at the prior meetings in which SDG&E reps appeared, the JDCPG members disagreed with their plans, making recommendations such as undergrounding, and yet she was told by **Don Parent** when she called him, that they had listened to the Planning Group, but indeed they had not as they went on and purchased the land with no regard for input. It will be important that the gentlemen from SDG&E listen to the JDCPG and the citizen's input before they make their decisions. **Ray Deitchman, Maxfield Road**, sent a letter to Dianne Jacob who sent it on to others including Walt Eckart, to ask why SDG&E would be allowed to build on this property without going through the lot split process. **Dan Neirineckx** pointed out that **Dianne Jacob's** office told us that the utility was exempt from the sub-division map act. **Peggy Davis, Wanda Way**, asked could individuals send letters to the PUC regarding questions on the environmental impacts of this project. **Don Parent and Joe Zuhlof will get the address and a project number or name to identify the project to the PUC for us to mail.** **Connie Via, Vista Sage**, asked what does it cost to put the lines underground? **Joe and Don** referred to the 10 to 15 times more expensive than overhead lines, but she would like figures to compare. **Mitch Burton, Rancho Jamul Estates**, wants to make sure that the residents know that we could still have a say on the use of this property, and that we should continue to protest.

**Dan appointed the following people to the SDG&E proposed substation sub-committee: Randy White, James Talbot, Judy Bohlen, Linda Ivy and Janet Mulder from the Planning Group. Community members include Ray Deitchman and Marcia Spurgeon. Dan appointed Linda Ivy as chair and she scheduled the first meeting Tuesday, August 26 at 6:00 just prior to the regular JDCPG meeting.**

**Steve Wragg** recused himself from the meeting for the next item as he has a business conflict.

- 8. Rancho Jamul Estates Expansion - Mitch Burton, Brief** – He and his wife bought 180 acres and combined with **Gordon Zitting** and planned “**The Preserve at Rancho Jamul**”. In 1992 phase 3 of Rancho Jamul Estates had been approved but the approval has lapsed. Fire Access would be important and this proposed development would have an addition emergency fire access. They have presented their plan to the Rancho Jamul Estates Homeowners Association with positive feedback. In addition, they have an existing agriculture projects going on now with cows grazing down the brush. Otay Water District would provide the water. **Dan Neirinckx** asked if they were planning septic and if they were in compliance with the zoning. **Randy White** asked if the land is part of the GP2020 zoning change – **Dan Neirinckx checked in his General Plan notes, and it is scheduled to be zoned 4, 8, and 16 depending on slope and other environmental considerations.** **Judy Bohlen** asked how many lots on how many acres... **79 on 480 acres.** **Wythe Davis** asked about the fire road that would go through Jamul Highlands, suggesting that it should be open both ways. **Martin Muschinske** asked if they planned to use ground water and was told no, but that there are three wells on the property today. **Yvonne Purdy-Luxton, Dulzura,** asked about the 4-acre zoning in the area and was told that the Rancho Jamul Estates community had originally been built with 4 acre zoning. The question was also if they would have lots of open space. **Randy White** asked if they would plan to build the homes or were they just doing the pads. **Mike Burton** showed a book of his designs and stated that there would be CC&Rs and an architectural committee, but individual builders would be building the actual houses.

- 9. TPM 21060 – Hamilton – Replacement 2 Skyline Truck Trail – Marty Muschinske**  
The County has recently informed them that they have to work on a trail through their property and the biologist has said that they can't have the trail where the trails people wanted. **Marty** said he is concerned that the trails people are now hitting him with a trail after the project has gone through the County planning over the last two years. The owner is waiting for decision from the County, as the biologist had denied the trail location as it went through some environmentally sensitive land.

- 10 TPM2112-2 Scoping Letter – Henning – Proctor Valley Road – Steve Wragg – remove until applicant contacts us.**

- 11. Right of Way Abandonment near Via Marabella – Steve Wragg** – gave a bit of history and said that the owner is asking to vacate the excess right of way on the old Campo Road that is not being used. They also want to vacate the continuation of Marbella on the north side of SR94 between it and Old Campo Rd. The owner of the property on the south of 94 “Wild Fong” is suggesting it. There were no negative impacts. **Steve Wragg moved we recommend approval of the vacation of the right of way on Old Campo Road and the vacation of the continuation of Marbella on the north side of SR 94 since there appeared to be no negative impacts. Motion carried unanimously.**

- 12. GPA 03-005 – Peaceful Valley Ranch – Randy White** stated that the project was approved on July 23 at the Board of Supervisors. They are already grading for

the new fire station.

- 13. General Plan Update – Conservation Subdivisions – Dan Neirinckx – regretfully postponed the discussion until the next meeting.**

**14. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**

- a. Dan Neirinckx announced that we will have a JDCPG booth at the Kiwanis Jamul Music Festival and Community Celebration August 24 and would like help. Please call him to let him know when you can man the booth.
- b. BOS Agenda July 22, 23 – nothing in our Planning Area
- c. BOS Agenda August 5 & 6 – Olive Vista/Jefferson total project is \$8.9 million for this project.
- d. TPM20720 – Gonya – Preski – Skyline Truck Trail – given to Dan Neirinckx to review and report.
- e. AD08-023 – Hackney – Oversize Barn – Scoping Letter – Martin Muschinske will review and report
- f. Parks Department balance in our fund July 1, 2007 - \$708,00 beginning balance - Park Development support staff (\$1000 - \$300,000 to Steele Canyon High School turf – Revenue \$56,112 and balance to date \$463,206.
- g. POD 08-009 – County Noise Ordinance Amendment – Negative Dec – Given to Linda Ivy to review and report back
- h. P04-043 – Sprint Nextel – Lyons Valley Road – Given to Janice Grace

**Adjournment:**

Dan adjourned the meeting at 9:04 pm reminding us that the next regular meeting is **Tuesday, August 26, 2008 at 7:30 pm at Oak Grove Middle School Library.**

Respectfully submitted,

Janet Mulder, Secretary